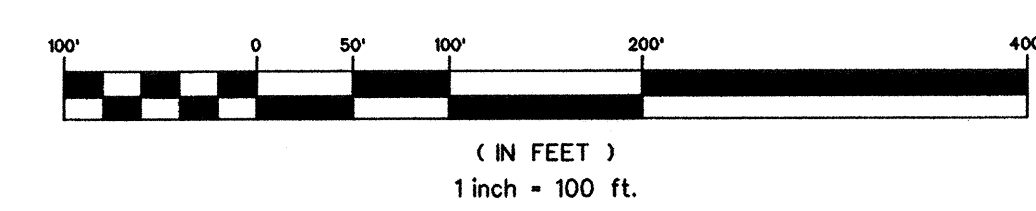


LOCATION MAP



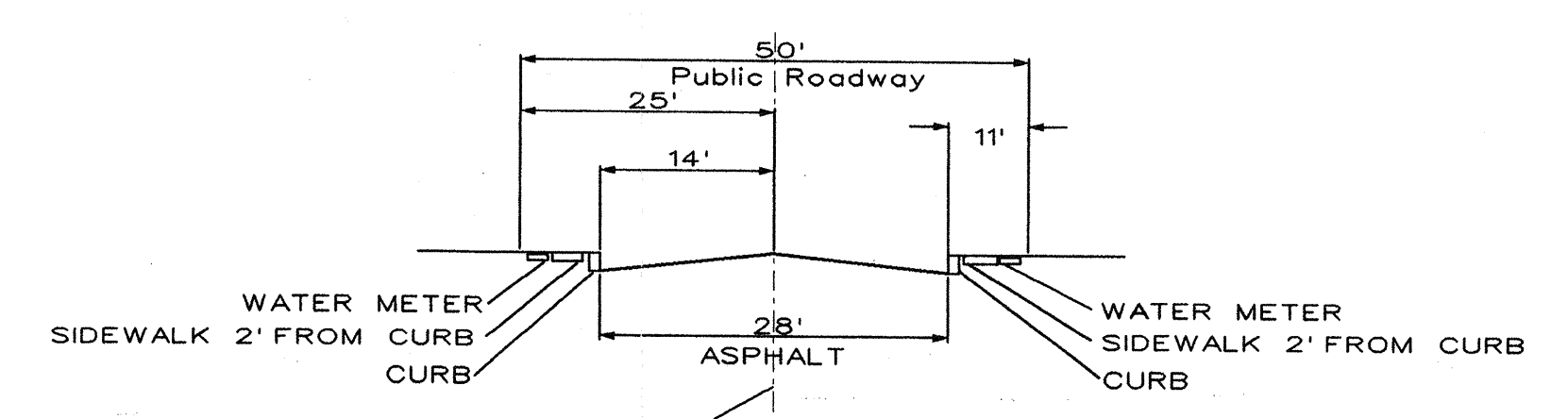
GRAPHIC SCALE

LAND USE

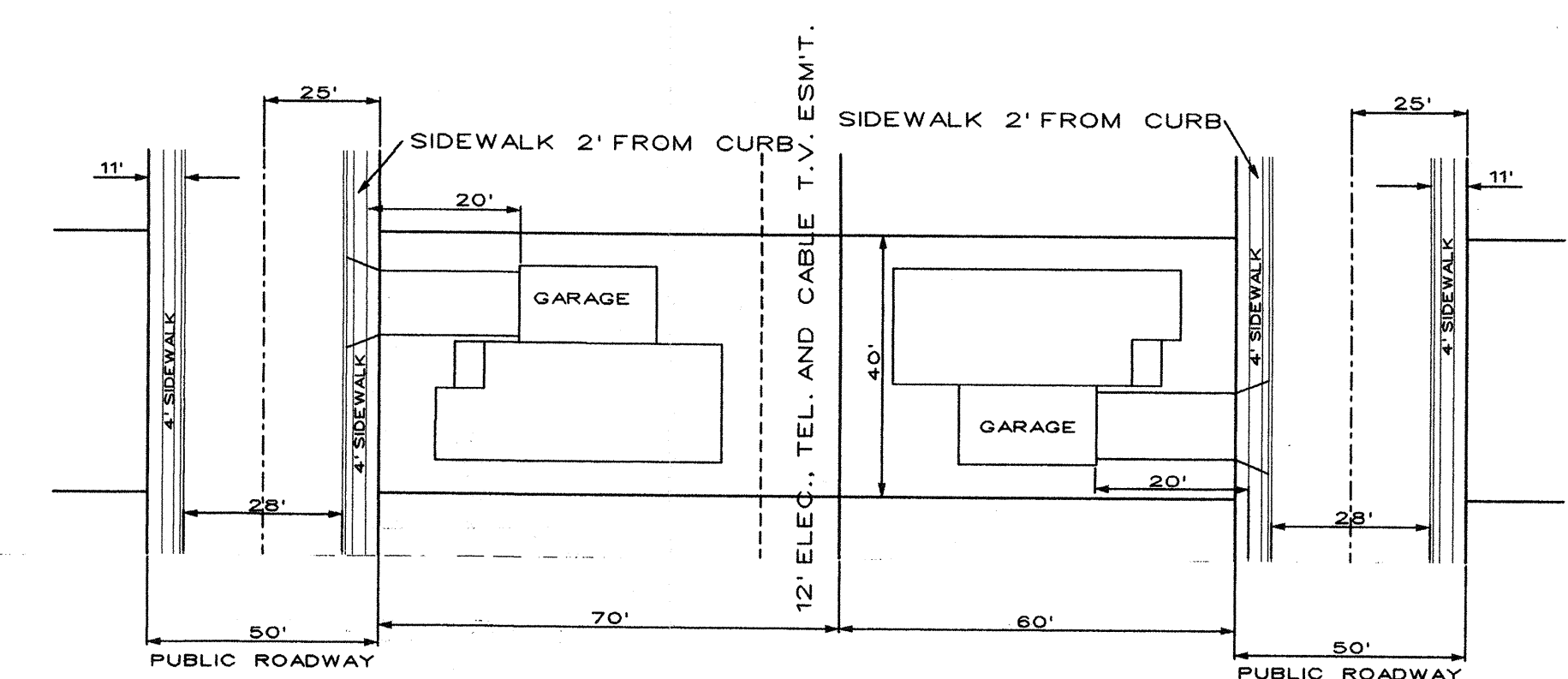
TOTAL NUMBER OF LOTS: 199 LOTS
ZONING CLASSIFICATION: P-1-RM5 - Max. Density 11 UNITS/AC.
DENSITY AS PER PLAN: 7.35 UNITS/ACRES
TOTAL GROSS AREA: 26.93 ACRE - (1,173,070 Square Feet)
TOTAL IMPERVIOUS COVER: 10.30 ACRE - (448,668 Square Feet)
OPEN SPACE REQUIREMENTS AS PER UDC: 35 %
OPEN SPACE AS PER PLAN: 62 %
REQUIRED OPEN SPACE DEDICATION: 199 LOTS ÷ 114 LOTS = 1.75 ACRES
PROPOSED OPEN SPACE DEDICATION: 2.17 ACRE

Legal Description:

A 26.93 ACRE, OR 1,173,033 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A 500.500 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 8747, PAGES 1383- 1413 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE L. JONES SURVEY NO. 88, ABSTRACT 375, COUNTY BLOCK 4964, OF BEXAR COUNTY, TEXAS, NOW IN NEW CITY BLOCK (NCB) 17726 OF THE CITY OF SAN ANTONIO.



TYPICAL STREET SECTION
N.T.S. PUBLIC STREET RIGHT OF WAY



TYPICAL LOT SITE PLAN
N.T.S.

PROJECT SUMMARY

UNIT	AREA	LOTS/SIZE	DENSITY
UNIT-1	13.84 ACRES	88 LOTS (40')	6.36 UNITS/ACRES
UNIT-2	13.09 ACRES	111 LOTS (40')	8.48 UNITS/ACRES
TOTAL:	26.93 ACRES	199 LOTS (40')	7.39 UNITS/ACRES

STREET LENGTH: 6,270 L.F.

GENERAL NOTES

- GARAGE BUILDING SETBACK LINE TO BE A MINIMUM OF 20 FT. FROM EDGE OF CURB OR BACK OF SIDEWALK.
- A 4 FT. WIDE SIDEWALK TO BE PROVIDED FOR PEDISTRIAN ACCESS, ON ALL PROPOSED ROADWAYS.
- BUILDING SETBACK AND YARD AREA REQUIREMENTS WILL BE AS SHOWN IN UNIFIED DEVELOPMENT CODE, SECTION 35-344(E).
- STREET CONSTRUCTION TO CONFORM TO CITY OF SAN ANTONIO SPECIFICATIONS.
- CLEAR VISION AREA TO FOLLOW REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
- SIDEWALKS WILL BE INSTALLED ALONG O'CONNOR ROAD, 4' WIDE.
- PLANNED UNIT DEVELOPMENT IS LOCATED INSIDE CITY LIMITS OF SAN ANTONIO AND ZONED P1-RMS
- ALL STREETS SHOWN HEREIN ARE PUBLIC STREETS.
- BEARING REFERENCE SOURCE IS THE NORTH AMERICAN DATUM 1983 TEXAS SOUTH CENTRAL ZONE.

ENGINEER

VICKERY & ASSOCIATES.
7334 BLANCO ROAD # 109
SAN ANTONIO, TEXAS 78216

THIS PLAN HAS BEEN ACCEPTED BY
CITY OF SAN ANTONIO

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

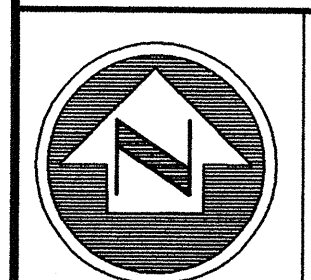
DEVELOPER

KB HOME
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229

P.U.D. PLAN NUMBER: 01-024

CEDAR GROVE SUBDIVISION

PLANNED UNIT DEVELOPMENT



SCALE: 1" = 100'
DATE: 12-3-01

#01-024
LAND PLANNING TEAM



HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
4800 Fredericksburg at Loop 410 P.O. Box 9250 Beacon Hill St.
San Antonio, TX 78201 FAX (210) 979-5072

#01-024

file: rick/temp/cedar grove pud2.dgn



A memo from the
City of San Antonio
Planning Department
Master Development

TO: Ron Valentine

DATE: April 24, 2002

FROM: Michael O. Herrera, Senior Planner

COPIES TO: File

SUBJECT: # 01-024

Name: Cedar Grove

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7038